

Department of Permitting and Inspections

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MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, Associate Planner
RE: ZP21-0396CA; 217-219 North Winooski Ave
Date: December 22, 2020

File: ZP21-0396CA
Location: 217-219 North Winooski Ave
Zone: NMU **Ward:** 2C
Parking District: Multi Modal Mixed-Use
Date application accepted: October 13, 2020
Applicant/ Owner: Steven Schenker / Jade Age, LLC
Request: Construct a new 3-unit apartment building and associated site work.

Background:

- **ZP14-0186CA;** replacement windows. August 2013.
- **ZP16-0830CA;** replacement windows. February 2016.
- **ZP19-0247CA;** convert 3-unit building to a 4-unit building; delineate and formalize 4-space parking area. September 2018.

Overview: 217-219 North Winooski Ave currently contains a four-unit multifamily building and 4 surface parking spaces. The existing building is on the State Register of Historic Structures and Sites. No alterations are proposed to the existing building. The applicant proposes a second principal structure in the form of a three story multifamily building consisting of 3 residential units. The ground level will have open-air parking for two vehicles, and an access point for the upper story residential units.

This application was heard by the Design Advisory Board on November 10, 2020, where revisions to the project were requested. The requested revisions included:

1. Provide a direct and unobstructed pedestrian path between the primary building entrance and the public sidewalk.
2. Pull the NE façade back from the street to align with the adjacent buildings and/or develop the façade to have more visual interest, such as by treating the ground floor differently, change the plane of the NE elevation, or variation in materials.
3. Shield, delete or relocate the ceiling mounted downlights to prevent glare from the sidewalk.
4. Show mail box locations

5. Clarify roof access and parapet design.
6. Provide information on adjacent building heights, such as with elevations, renderings, or photos.

The applicant has submitted revised plans addressing all of the above.

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

There are no important natural features at this location.

(b) Topographical Alterations:

There are no topographical alterations proposed. The property is relatively flat.

(c) Protection of Important Public Views:

Not applicable. There are no important public views on and around the property.

(d) Protection of Important Cultural Resources:

Not applicable. While the existing 4-unit multifamily building is listed on the State Register of Historic Structures and Sites, no alterations to this building are proposed.

(e) Supporting the Use of Renewable Energy Resources:

No part of the application will preclude the use of wind, water, solar, geothermal or other renewable energy resource.

(f) Brownfield Sites:

Not applicable. The property is not listed as a Brownfield Site.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

The applicant will be required to submit an Erosion Prevention and Sediment Control plan and a stormwater plan to the Stormwater Program Manager for review and approval.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

The ground level open-air parking area also includes an internal stair access to the upper residential units. This access within the parking area is entirely sheltered from the elements as it is underneath the upper stories.

(h) Building Location and Orientation:

Neighboring structures along Decatur Street vary between 2 story, 2 ½ story and 3 story buildings. Most rooflines are gabled, however the neighboring 2 story structure immediately behind the proposed structure has a flat roof. The proposed building will have a similar alignment to the street frontage with neighboring structures. This section calls out for buildings within a mixed-use area (which this property is) to provide sufficient space (optimally 12-15 feet) between the curbline and the building face to facilitate the flow of pedestrian traffic, however the revised plans show a setback greater than 12-15 ft from the curb in alignment with adjacent buildings, per the DAB's request. Additional landscaping is proposed between the new building and the sidewalk to provide an attractive streetscape.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street.

The proposed building will be the second principal building on the property. It's main and only entrance is located in the middle of the ground level parking area/utility area and is identifiable from the public street. A direct walkway from the sidewalk to the building entrance is provided.

(i) Vehicular Access:

The proposal includes shifting the curb cut off Decatur Street 8-10 ft to accommodate the footprint of the new building. This access is the only vehicular access to the property and will serve both buildings. The plans indicate 2 parking spaces at the ground level of the new structure and 1 handicap accessible space to the side of the existing four-plex. Internally, there will be approx. 20 ft of driveway width to maneuver vehicles.

(j) Pedestrian Access:

A direct and unobstructed pedestrian path between the primary building entrance and the public sidewalk is provided. The walkway will locate along the interior drive and along the front of the proposed trash/recycling enclosure, and bicycle storage and mechanical rooms.

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction over ADA requirements. By his direction and per Chapter 8 of the Burlington Code of Ordinances, 4 to 14 units must provide 1 accessible unit.

(l) Parking and Circulation:

Three on site parking spaces are illustrated on the site plan, with an internal driveway width of approx. 20 ft. As part of the Multi-modal multi-use parking district, there are no longer any minimum parking requirements, however the proposal includes on-site parking.

(m) Landscaping and Fences

The proposal includes landscaping along the rear (NW) side of the new building, in the form of a row of 4' tall arborvitae trees and 5' tall serviceberry, and along the front (NE) Decatur Street side (5' tall serviceberry). Arborvitae trees can grow well above 10 ft in height and provide a

thick screen provided they are planted close enough to each other. The plans indicate that they will be planted at 3 ft off center. Serviceberry can grow up to 20 ft in height. No new fencing is proposed.

(n) Public Plazas and Open Space:

There is no requirement within the ordinance to provide a public plaza. Some lawn space can be found fronting North Winooski Ave., adjacent to the existing 4-unit building that can provide some outdoor enjoyment.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

Two fully shielded wall-mount light fixtures are proposed: one at the entrance door, and one on a column between the two parking spaces. No other lights are proposed.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

Four rooftop condenser units are proposed. At the ground level under the new building, a trash/recycling room is proposed for use by tenants of the existing and new buildings. The revised plans indicate wall mounted mailboxes on the front wall of the trash/recycling room.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The applicant has submitted a Decatur Street elevation view of the proposal, showing the proposed building to be similar in height, massing and scale with adjacent buildings.

2. Roofs and Rooflines.

Most structures along Decatur Street have gabled roofs, however the building next door has a flat roof, similar to the proposed structure's roof. The revised proposal sees the removal of rooftop metal railings, which originally suggested that the rooftop would be accessible to tenants of the building.

3. Building Openings

The upper two stories of the proposed structure will have a consistent window pattern on three sides. The plans indicate no window openings on the southwest side of the building. The ground floor facing the interior of the property will be open for vehicular access and access to the trash/recycling room, and the bicycle/mechanical rooms.

(b) Protection of Important Architectural Resources:

Not applicable. This proposal is for a new structure, and the existing historic residential building on the property will not be altered.

(c) Protection of Important Public Views:

Not applicable. There are no important public views on and around the property.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. ..This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional façade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street level are particularly important in order to facilitate the flow of pedestrian traffic.

The proposal includes a street side façade with the symmetrical placement of upper story windows. The second and third stories project outward in a southeast manner past the ground level parking area wall, thus creating a slight visual break from one large front façade. It should be noted that the multifamily structure two properties down Decatur Street has a similar street edge, in that there is no principal pedestrian entry on the front façade and the front wall contains second and third floor windows. New landscaping is also proposed between the structure and Decatur Street.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

The proposal calls for stained cedar siding on the bulk of the building, with fiber-cement panel siding integrated at the ground level exteriors and the multi-story central staircase. Wood/fiberglass windows are proposed throughout. These materials are common in new construction and are durable.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Any signs will require separate permitting.

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p), above.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit.

New construction shall conform to all building and life safety code as defined by the building inspector and the fire marshal.

Recommended Motion:

Recommend approval and forward to the Development Review Board as presented.